

Streamside Protection Regulation Questions to be Addressed

The Ordinance

1. What are we trying to protect the rivers and streams from?
 - A. degraded water quality
 - sedimentation
 - nutrient loading
 - pesticide/herbicides
 - water temperature
 - water clarity
 - B. loss of riparian habitat
 - birds
 - mammals
 - invertebrates
 - C. flooding and channel migration
 - D. loss of natural, scenic viewshed
 - E. Other?
2. Is the proposed planning area described appropriately?
3. What are the affected waterways?
 - Perennial streams
 - Intermittent streams
 - Ephemeral streams
 - Wetlands
 - Lakes
 - All surface water sources
6. How should “new development” be defined?
7. How should legally constructed, pre-existing structures be addressed?
 - a. Should they be allowed to expand? By how much?
 - b. Should they be allowed to rebuild in exactly the same spot?
10. How should setbacks on lots too narrow to accommodate the setback be treated?

11. What should be the basis for determining an affected property?
 - a. A map delineating the planning area boundaries?
 - b. Written list?
 - c. State list?
12. Should setbacks apply to more than just buildings?
 - Roads
 - Excavation
 - Grading
 - Landscaping
13. Should protection go beyond setbacks?
 - a. Maintain existing, native streamside vegetation from removal?
 - b. Restricted building in floodplain areas?
14. What kind of review/permitting procedure is needed?
15. Who should do the variance review?
 - a. Staff determination subject to review?
 - b. Full hearing?
16. How should the County address clear violations of the proposed regulation?
 - Assess penalties and fines and allow building to remain
 - Order cease and desist to stop construction pending a lawsuit.
 - Require removal of illegal buildings

Other Questions

17. Should the county consider incentives to property owners impacted by setback restriction?
 - Property tax rebates
 - Waived permitting fees
18. What kind of information should be included in public notices about this process?